

JUN 27 4 01 PM '03

Prepared by and  
Return to: William F. Hagan  
Post Office Box 679  
Hernando, MS. 38632  
(601) 429-9048

BK 447 PG 232  
W.E. DAVIS CH. CLK.

CAROLYN D. CHOATE,

Grantor

TO

WARRANTY DEED

MARCUS W. VAN EVERY, ET UX,

Grantees

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **CAROLYN D. CHOATE**, formerly known as **CAROLYN D. DAVIS**, and being joined in the execution hereof by my husband, **STEPHEN D. CHOATE**, do hereby grant, bargain, sell, convey, and warrant to **MARCUS W. VAN EVERY** and wife, **ABBY A. VAN EVERY**, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 19, Magnolia Drive Subdivision, in Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 1, Page 9, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as shown on plat thereof recorded in Plat Book 1, Page 9, and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2003 and all subsequent years.

Taxes for the year 2003 are being pro-rated on an estimated basis to the date of this instrument. Grantor shall be liable to Grantees for any shortage in such estimated amount which may be determined upon publication of such taxes. Taxes for all subsequent years are to be the responsibility of Grantees, their heirs, successors, and/or assigns.

Possession of said real property shall be given to Grantees upon delivery of this Deed.

Witness our signatures, this the 26<sup>th</sup> day of June, 2003.

*Carolyn D. Choate*  
CAROLYN D. CHOATE

*Stephen D. Choate*  
STEPHEN D. CHOATE

Mrs. Carolyn D. Choate  
522 Watermill Trace  
Ridgely, GA 30736  
Home: (706) 861-6471  
Work: ( ) NONE

Mr. and Mrs. Marcus W. Van Every  
51 LaBauve Street  
Hernando, MS 38632  
Home: (662) 449-5518  
Work: (662) 562-6854

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **CAROLYN D. CHOATE** and husband, **STEPHEN D. CHOATE**, who each acknowledged that they signed and delivered the above and foregoing **WARRANTY DEED** as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 26<sup>th</sup> day of June, 2003.

MY COMMISSION EXPIRES  
September 23, 2004

*William F. Hagan*  
NOTARY PUBLIC